QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of _____, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 206389 DEEDQC
03/15/2019 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190315-0023864

THIS INSTRUMENT WAS PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelvin Leon Baxter	SAME AS NEW OWNER	075110113.00
(NAME) 4328 Baton Rouge Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maxine Sims, Jamie Leigh Easterling and Christopher Sims, heirs at law of Curtis Odie Sims**, hereinafter called the Grantor(s), has quitclaimed unto **Kelvin Leon Baxter, unmarried**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in the 3rd Civil District of Davidson County, TN, being Lot No. 72 on the Plan of Highlands of Tulip Grove, Section 4 of record in Plat Book 4860, Page 85, Registers' Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to KELVIN LEON BAXTER, unmarried by deed from Kelvin Leon Baxter, Curtis Odie Sims and Kathey Ann Sims Seaborn, being all the heirs of Kenneth L. Baxter and wife, Clara L. Baxter, deceased, dated April 30, 2015 of record in Instrument No. 20150504-0039773, said Register' s Office. The said Curtis Odie Sims having since deceased on or about January 10, 2017, leaving Maxine Sims, Jamie Leigh Easterling and Christopher Sims his only heirs at law. See Affidavit of Heirship of record in Instrument No. ___20190315002386 3_____, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 4328 Baton Rouge Drive, Hermitage, TN 37076.

Witness my hand this 6 day of March, 2019.

Maxine Sims

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxine Sims the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of March, 2019.

Dawn Monk
Notary Public

My Commission Expires: 06/18/19

(SEAL)

DAWN MONK
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.

Witness my hand this 11 day of March, 2019.

Jamie Leigh Easterling

Jamie Leigh Easterling

STATE OF SC
COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Leigh Easterling the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC
SOUTH CAROLINA
JULY 11, 2025
MY COMMISSION EXPIRES

Witness my hand this 7th day of March, 2019.

Christopher Sims

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Sims the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

MELISSA LYNN BEEBE
Notary Public, State of Texas
Comm. Expires 01-25-2021
Notary ID 130978110

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL) JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY